134.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,000 / 815,000
					USE VALUE:	815,000 / 815,000
					ASSESSED:	815,000 / 815,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COBEAN JOHN F JR & JUDITH A
Owner 2:	
Owner 3:	
Street 1:	29 SHAWNEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COBEAN JOHN F JR & JUDITH A -
Owner 2:	-
Street 1:	29 SHAWNEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Wood Shingle Exterior and 1939 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4403.000	372,300	1,000	441,700	815,000
Total Card	0.101	372,300	1,000	441,700	815,000
Total Parcel	0.101	372,300	1,000	441,700	815,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.32 /Parcel: 420.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86383
GIS Ref
GIS Ref
Insp Date 03/28/18

!10460!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	372,300	1000	4,403.	441,700	815,000		Year end	12/23/2021
2021	101	FV	361,700	1000	4,403.	441,700	804,400		Year End Roll	12/10/2020
2020	101	FV	361,800	1000	4,403.	441,700	804,500	804,500	Year End Roll	12/18/2019
2019	101	FV	273,700	1000	4,403.	414,100	688,800	688,800	Year End Roll	1/3/2019
2018	101	FV	273,700	0	4,403.	342,300	616,000	616,000	Year End Roll	12/20/2017
2017	101	FV	273,700	0	4,403.	314,700	588,400	588,400	Year End Roll	1/3/2017
2016	101	FV	273,700	0	4,403.	287,100	560,800	560,800	Year End	1/4/2016
2015	101	FV	259,000	0	4,403.	281,600	540,600	540,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:44:43

LAST REV

Date	Time
04/23/18	11:11:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10460

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN FRANCIS	31413-202		5/17/2000		393,000	No	No		
	11411-120		10/6/1967			No	No		N

USER DEFINED

Prior Id # 1:	86383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2014	595	Add Bath	10,650					
1/17/2012	84	Redo Bat	7,580					
8/31/2011	1025	Redo Bat	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2018	Inspected	BS	Barbara S
2/19/2018	MEAS&NOTICE	HS	Hanne S
6/24/2014	Info Fm Prmt	PC	PHIL C
5/7/2012	Info Fm Prmt	MM	Mary M
5/1/2012	Info Fm Prmt	BR	B Rossignol
2/4/2009	Meas/Inspect	372	PATRIOT
12/27/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4403		Sq. Ft.	Site		0	80.	1.25	9									441,674						441,700	

Total AC/HA:	0.10108	Total SF/SM:	4403	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,674	Spl Credit		Total:	441,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22628975
Const Adj.:	0.99742496
Adj $ / SQ:	165.123
Other Features:	103000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457426
Depreciation:	85081
Depreciated Total:	372345

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

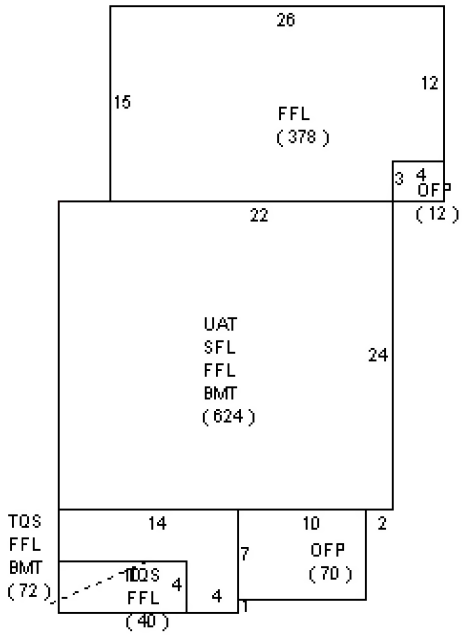
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.12
Special Features:	0	Val/Su Net:	135.09
Final Total:	372300	Val/Su SzAd	204.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,114	165.120	183,947
BMT	Basement	696	49.540	34,478
SFL	Second Floor	624	165.120	103,037
UAT	Upper Attic	156	103.200	16,099
TQS	3/4 Story	84	165.120	13,870
OFP	Open Porch	82	36.530	2,995

Net Sketched Area:	2,756			Total:	354,426
Size Ad	1822	Gross Area	3252	FinArea	1939

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X20	A	AV	2000	3.29	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000